Karen Johnson Davidson County
Batch# 291436 DEEDQC
09/25/2019 04:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190925-0097688

ADDRESS NEW OWNERS AND
SEND TAX BILLS:
NORMA J. CROW

23 Ligon Ave
Nashville, TN 37207

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
071-14-0-334.00

QUITCLAIM DEED

This instrument is made and entered into this the 6th day of September, 2019, by and between **TRITRUST PARTNERS, LLC,** GRANTOR and **NORMA J. CROW,** GRANTEE.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTORS hereby convey, transfer, remise, release, relinquish and quitclaim to GRANTEE, their heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

The land with all buildings and improvements thereon, situated at 18, 20, 22 Ligon Avenue, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Tract II: Being Lot No. 32 of Block "A" on the map of East View Subdivision; of record in Book 547, Page 64, Register's Office for said County. Said lot fronts 50 feet on the northerly side of Ligon Avenue and runs back between parallel lines 120 feet to a deadline. Included in the above description, but expressly excluded there from is the following described property conveyed to the State of Tennessee, by deed from Vera D. Lawhorn, et al, of record in Book 3162, Page 187, Register's Office for Davidson County, Tennessee, as follows; Beginning at a point in the north margin of Ligon Avenue and in the west boundary line of said Lot No. 32 and runs with said boundary line North 7° 40 east, 120 feet to a point; thence with the north boundary line of Lot No. 32, south 82° 20' 35" east 6 feet to a point; thence south 5° 42' west, 120.2 feet to a point in the north margin of Ligon Avenue; thence with said margin north 82° 20' west 10 feet to the point of beginning, containing 960 square feet, more or less.

Tract III: Being Lot No. 34 of Block "A" on the map of Eastview Subdivision of the Shwab property, as of record in Book 547, Page 64, Register's Office for said County, said Lot No. 34 fronts 50 feet on the northerly side of Ligon Avenue and runs back between parallel line 120 feet to a deadline.

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RSONVILLE, TN
37075
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Tract IV: Being Lot No. 33 of Block "A" on the map of Eastview Subdivision of the Shwab property, as of record in Book 547, Page 64, Register's Office for said County. Said Lot No. 33 fronts 50 feet on the northerly side of Ligon Avenue and runs back between parallel line 120 feet to a deadline.

Tract V: Being Lot No. 35 of Block "A" on the map of Eastview Subdivision of the Shwab property, as of record in Book 547, Page 64, Register's Office for said County. Said Lot No. 35 fronts 50 feet on the northerly side of Ligon Avenue and runs back between parallel line120 feet to a deadline.

Being the same property conveyed to TriTrust Partners. LLC, by Quitclaim Deed from TriTrust Partners, General Partnership, recorded December 21, 2017, in Instrument No. 20171221-0129994, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 18, 20, 22 Ligon Avenue, Nashville, Tennessee 37207.

Executed on the date first above written.

TRITRUST PARTNERS, LLC

BY: Norma J Crow
Title: Manager

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Norma Crow, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the Manager of TRITRUST LLC, the within named bargainor, a limited liability company, and that he as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

Witness my hand and seal at office this 6th day of September, 2019.

NOTARY PUBLIC

MICAH R JENT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 05/21/23

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $~~100,000~~ $100.

AFFIANT

Subscribed and sworn to before me, this the 6th day of September, 2019.

NOTARY PUBLIC

MICAH R JENT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 5/21/23

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37075
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True Copy Certification

I, Autumn Bell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version on the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Kelly Carter, a notary public for this county and state, Autumn Bell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Signature

My commission Expires: Oct 18, 2022
Notary's Seal (if on paper)

